

ORDINANCE NO. 931216- G

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 AS FOLLOWS:

TRACT 1 [PLANNING AREA 3]: 49.055 ACRE TRACT OF LAND OUT OF THE FRANCISCO GARCIA SURVEY AND THE T. C. COLLINS SURVEY, FROM "R&D" RESEARCH AND DEVELOPMENT DISTRICT TO "SF-6-CO" TOWNHOUSE AND CONDOMINIUM RESIDENCE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 2 [PLANNING AREA 12B]: 2.094 ACRE TRACT OF LAND OUT OF THE FRANCISCO GARCIA SURVEY, FROM "R&D" RESEARCH AND DEVELOPMENT DISTRICT TO "SF-6-CO" TOWNHOUSE AND CONDOMINIUM RESIDENCE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 3 [PLANNING AREA 25G]: 1.819 ACRE TRACT OF LAND OUT OF THE FRANCISCO GARCIA SURVEY AND THE T. C. COLLINS SURVEY, FROM "P" PUBLIC DISTRICT TO "RR" RURAL RESIDENCE DISTRICT; AND,

TRACT 4 [PLANNING AREA 12A]: 1.691 ACRE TRACT OF LAND OUT OF THE FRANCISCO GARCIA SURVEY, FROM "LR" NEIGHBORHOOD COMMERCIAL DISTRICT TO "MF-1" MULTIFAMILY RESIDENCE (LIMITED DENSITY) DISTRICT,

LOCALLY KNOWN AS THAT PORTION OF LAND OUT OF THE SCOFIELD FARMS DEVELOPMENT SITUATED SOUTH OF AVENUE N AND PANSY TRAIL, AS MORE PARTICULARLY IDENTIFIED ON THE MAP ATTACHED AS "EXHIBIT A" TO THIS ORDINANCE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTION 2-2-3 OF THE AUSTIN CITY CODE OF 1992; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1992 is amended to change the respective base zoning districts and to establish a Conditional Overlay combining district on all of the property described in File C14-93-0068, as follows:

Tract 1 [PLANNING AREA 3]: From "R&D" Research and Development district to "SF-6-CO" Townhouse and Condominium Residence district-Conditional Overlay combining district.

49.055 acre tract of land out of the Francisco Garcia Survey and the T. C. Collins Survey, said 49.055 acre tract of land being more particularly described by metes and bounds in "Exhibit B" attached and incorporated herein for all purposes.

Tract 2 [PLANNING AREA 12B]: From "R&D" Research and Development district to "SF-6-CO" Townhouse and Condominium Residence district-Conditional Overlay combining district.

2.094 acre tract of land out of the Francisco Garcia Survey, said 2.094 acre tract of land being more particularly described by metes and bounds in "Exhibit C" attached and incorporated herein for all purposes.

Tract 3 [PLANNING AREA 25G]: From "P" Public district to "RR" Rural Residence district.

1.819 acre tract of land out of the Francisco Garcia Survey and the T. C. Collins Survey, said 1.819 acre tract of land being more particularly described by metes and bounds in "Exhibit D" attached and incorporated herein for all purposes.

Tract 4 [PLANNING AREA 12A]: From "LR" Neighborhood Commercial district to "MF-1" Multifamily Residence (Limited Density) district.

1.691 acre tract of land out of the Francisco Garcia Survey, said 1.691 acre tract of land being more particularly described by metes and bounds in "Exhibit E" attached and incorporated herein for all purposes.

locally known as that portion of land out of the Scofield Farms Development situated south of Avenue N and Pansy Trail, as more particularly identified on the map attached as "Exhibit A" to this ordinance, in the City of Austin, Travis County, Texas.

PART 2. That the property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following condition:

Residential development on Tracts 1 and 2 shall not exceed a maximum density of 5 units per acre.

Except as specifically restricted by this ordinance, the property may be developed and used in accordance with regulations established for the respective base districts and other applicable requirements of the Land Development Code.

PART 3. That it is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1992 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

PART 4. That the requirements imposed by Section 2-2-3 of the Austin City Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five members of the City Council.

PART 5. That this ordinance shall become effective upon the expiration of ten days following the date of its final passage, as provided by the Charter of the City of Austin.

PASSED AND APPROVED:

December 16, 1993

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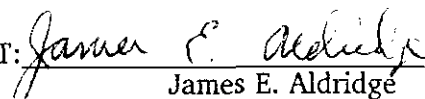


Bruce Todd  
Mayor

APPROVED:

  
Diana L. Granger  
City Attorney

ATTEST:

  
James E. Aldridge  
City Clerk

16Dec93  
ME/jj



*Area 3*

**FIELD NOTES**

**BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE FRANCISCO GARCIA SURVEY AND THE T. C. COLLINS SURVEY SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO MELLON PROPERTIES COMPANY IN VOLUME 10399, PAGE 736, TRAVIS COUNTY, TEXAS DEED RECORDS, SAID TRACT BEING 49.055 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at an iron pin found at the northwest corner of said Mellon Properties Company tract for the northwest corner of the herein described tract,

**THENCE**, with the north line of the herein described tract, the following five (5) courses and distances numbered 1 through 5,

1. S61°19'33" E, 301.64 feet to an iron pin found,
2. S55°52'37" E, 106.28 feet to an iron pin found,
3. S61°36'03" E, 1,348.75 to an iron pin found,
4. N31°32'57" E, 1,049.88 feet to an iron pin found,
5. S59°13'18" E, 306.26 feet to an iron pin found for the northeast corner of the herein described tract,

**THENCE**, with the east line of the herein described tract, the following nine (9) courses and distances numbered 1 through 9,

1. S28°34'00" W, 109.94 feet to an iron pin found,
2. S07°30'00" W, 80.00 feet to an iron pin set,
3. S50°00'00" W, 120.00 feet to an iron pin set,
4. S05°30'00" W, 200.00 feet to an iron pin set,
5. S12°00'00" E, 250.00 feet to an iron pin set,
6. S74°00'00" W, 40.00 feet to an iron pin set,
7. S01°30'00" W, 400.00 feet to an iron pin set,
8. S28°00'00" E, 297.71 feet to an iron pin set for the southeast corner of the herein described tract,
9. S 1118'51" W, 60.00 feet to an iron pin set,

**THENCE**, with the south line of the herein described tract, the following three (3) courses and distances numbered 1 through 3,

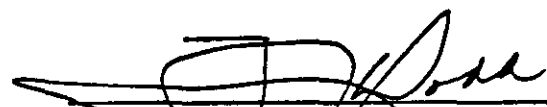
1. N78°41'09" W, 890.66 feet to an iron pin found at the beginning of a curve,
2. with a curve to the right, having a radius of 2,100.00 feet, an arc length of 147.31 feet and whose chord bears N76°40'35" W, 147.28 feet to an iron pin found,
3. N74°40'00" W, 1,687.72 feet an iron pin found for the southwest corner of the herein described tract,

**FIELD NOTES (Continued)**

THENCE, with the west line of the herein described tract, the following six (6) courses and distances, numbered 1 through 6,

1. N15°20'00" E, 409.46 feet to an iron pin found,
2. N59°15'50"W, 25.26 feet to an iron pin found,
3. N27°01'25" E, 242.99 feet to an iron pin found,
4. N26°47'55" E, 56.34 feet to an iron pin found,
5. N31°19'10" E, 26.04 feet to an iron pin found,
6. N28°20'25" E, 210.54 feet to the POINT OF BEGINNING containing 49.055 Acres of Land.

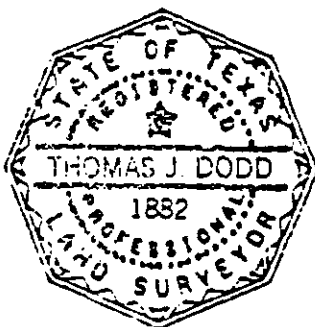
SURVEYED BY:



10-4-93

DATE

THOMAS J. DODD, R.P.L.S. NO. 1882  
BRYSON & ASSOCIATES SURVEYING CO., INC.  
3401 Slaughter Lane West  
Austin, Texas 78748  
(512) 282-0170



*Area 12 B*

**FIELD NOTES**

**BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE FRANCISCO GARCIA SURVEY, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO MELLON PROPERTIES COMPANY IN VOLUME 10399, PAGE 736, TRAVIS COUNTY, TEXAS DEED RECORDS, SAID TRACT BEING 2.094 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

BEGINNING, at an iron pin set for the northwest corner of the herein described tract, from which an iron pin found at the northwest corner of said Mellon Properties Company tract bears N15°20'00" E, 409.46 feet, N59°15'50" W, 25.26 feet, N 27°01'25" E, 242.99 feet, N 26°47'55" E, 56.34 feet, N31°19'10"E, 26.04 feet, and N 28°20'25" E, 210.54 feet,

THENCE, with the north line of the herein described tract, the following ten (10) courses and distances, numbered 1 through 10,

1. S 74°40'00" E, 35.00 feet to an iron pin set,
2. S 15°20'00" W, 221.46 feet to an iron pin set,
3. with a curve to the left, having a radius of 480.00 feet, an arc length of 66.36 feet, and whose chord bears S 11°22'23" W, 66.30 feet to an iron pin set,
4. with a curve to the left, having a radius of 20.00 feet, an arc length of 32.29 feet, and whose chord bears S 38°50'00" E, 28.89 feet to an iron pin set,
5. S 85°04'45" E, 50.00 feet to an iron pin set at the beginning of a curve,
6. with a curve to the left, having a radius of 740.00 feet, an arc length of 90.06 feet, and whose chord bears S 88°33'56" E, 90.00 feet to an iron pin set,
7. N 87°56'53" E, 120.00 feet to an iron pin set at the beginning of a curve,
8. with a curve to the right, having a radius of 718.18 feet, an arc length of 14.75 feet, and whose chord bears N 88°32'11" E, 14.75 feet to an iron pin set for an ell corner,
9. N 00°52'31" W, 154.70 feet to an iron pin set,
10. N 15°20'00" E, 25.00 feet to an iron pin set for an ell corner,
11. S 74°40'00" E, 115.00 feet to an iron pin set for the northeast corner of the herein described tract,

THENCE, with the east line of the herein described tract, S 15°20'00" W, 375.88 feet to an iron pin set for the southeast corner of the herein described tract,

**FIELD NOTES (Continued)**

THENCE, with the south line of the herein described tract, the following two (2) courses and distances, numbered 1 and 2,

1. N 74°40'00" W, 333.60 feet an iron pin set,
2. N 85°04'45" W, 35.00 feet to an iron pin set for the southwest corner of the herein described tract,

THENCE, with the west line of the herein described tract, the following three (3) courses and distances, numbered 1 through 3,

1. N 04°55'15" E, 130.01 feet to an iron pin set at the beginning of a curve,
2. with a curve to the right, having a radius of 515.00 feet, an arc length of 93.59 feet, and whose chord bears N 10°07'37" E, 93.46 feet to an iron pin set,
3. N 15°20'00" E, 221.26 feet to the PLACE OF BEGINNING containing 2.094 Acres Of Land.

SURVEYED BY:

  
THOMAS J. DODD, R.L.S. NO. 1882

10-4-93

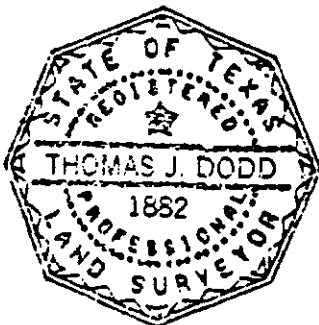
DATE

BRYSON & ASSOCIATES SURVEYING COMPANY, INC.

3401 Slaughter Lane West

Austin, Texas 78748

(512) 282-0170



Area 25 G

**FIELD NOTES**

**BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE FRANCISCO GARCIA SURVEY AND THE T.C. COLLINS SURVEY SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO MELLON PROPERTIES COMPANY IN VOLUME 10399, PAGE 736, TRAVIS COUNTY, TEXAS DEED RECORDS, SAID TRACT BEING 1.819 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS:**

BEGINNING, at an iron point set for the northwest corner of the herein described tract from which an iron pin found at the northwest corner of said Mellon Properties Company tract bears, N59°13'18" W, 341.41 feet,

THENCE, S 59°13'18" E, 35.15 feet to an iron pin set for the northeast corner of the herein described tract,

THENCE, with the east line of the herein described tract, the following six (6) courses and distances, numbered 1 through 6,

1. S 30°48'15" W, 239.09 feet to an iron pin set,
2. S 17°50'15" W, 126.10 feet to an iron pin set,
3. S 04°49'00" E, 386.42 feet to an iron pin set,
4. S 06°29'15" E, 293.71 feet to an iron pin set,
5. S 08°41'00" E, 358.24 feet to an iron pin set,
6. S 11°18'51" W, 60.00 feet to an iron pin set for the southeast corner of the herein described tract,

THENCE, N 78°41'09" W, 20.53 feet to an iron pin set for the southwest corner of the herein described tract,


THENCE, with the west line of the herein described tract, the following nine (9) courses and distances, numbered 1 through 9,

1. N 11°18'51" E, 60.00 feet to an iron pin set,
2. N 28°00'00" W, 297.71 feet to an iron pin set,
3. N 01°30'00" E, 400.00 feet to an iron pin set,
4. N 74°00'00" E, 40.00 feet to an iron pin set,
5. N 12°00'00" W, 250.00 feet to an iron pin set,
6. N 05°30'00" E, 200.00 feet to an iron pin set,
7. N 50°00'00" E, 120.00 feet to an iron pin set,
8. N 07°30'00" E, 80.00 feet to an iron pin set,
9. N 28°34'00" E, 109.94 feet to the POINT OF BEGINNING, containing 1.819 Acres Of Land.

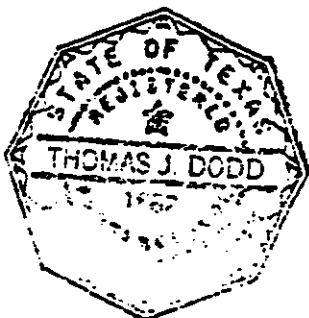
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**10-4-93**

**DATE**

  
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3401 Slaughter Lane West  
Austin, Texas 78748

**(512) 282-0170**



**JOB NO. 3226. FN3.1.819A. 10/04/93**



*Area 12 A*  
**FIELD NOTES**

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE FRANCISCO GARCIA SURVEY, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO MELLON PROPERTIES COMPANY IN VOLUME 10399, PAGE 736, TRAVIS COUNTY, TEXAS DEED RECORDS, SAID TRACT BEING 1.691 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron pin set for the northwest corner of the herein described tract, from which an iron pin found at the northwest corner of said Mellon Properties Company tract bears N 74°40'00" W, 35.00 feet, N15°20'00" E, 409.46 feet, N 59°15'50" W, 25.26 feet, N 27°01'25" E, 242.99 feet, N26°47'55"E, 56.34 feet, N 31°19'10" E, 26.04 feet and N 28°20'25" E, 210.54 feet,

THENCE, with the north line of the herein described tract, S 74°40'00" E, 250.00 feet to a point for the northeast corner of the herein described tract,

THENCE, with the east line of the herein described tract, the following two (2) courses and distances, numbered 1 and 2,

1. S 15°20'00" W, 85.00 feet to an iron pin set,
2. S 00°52'31" E, 154.70 feet to an iron pin set in a curve for the southeast corner of the herein described tract,

THENCE, with the south line of the herein described tract, the following four (4) courses and distances, numbered 1 through 4,

1. with a curve to the left, having a radius of 718.18 feet, an arc length of 14.75 feet, and whose chord bears S 88°32'11" W, 14.75 feet to an iron pin set,
2. S 87°56'53" W, 120.00 feet to an iron pin set at the beginning of a curve,
3. with a curve to the right, having a radius of 740.00 feet, an arc length of 90.06 feet, and whose chord bears N 88°33'56" W, 90.00 feet to an iron pin set,
4. N 85°04'45" W, 50.00 feet to an iron pin set for the southwest corner of the herein described tract,

**FIELD NOTES (Continued)**

THENCE, with the west line of the herein described tract, the following three (3) courses and distances, numbered 1 through 3,

1. with a curve to the right, having a radius of 20.00 feet, an arc length of 32.29 feet, and whose chord bears N 38°50'00" W, 28.89 feet to an iron pin set at the beginning of a curve,
2. with a curve to the right, having a radius of 480.00 feet, an arc length of 66.36 feet, and whose chord bears N 11°22'23" E, 66.30 feet to an iron pin set,
3. N 15°20'00" E, 221.26 feet to the PLACE OF BEGINNING containing 1.691 Acres Of Land.

SURVEYED BY:



OCT 4, 1993

THOMAS J. DODD, R.P.L.S. NO. 1882

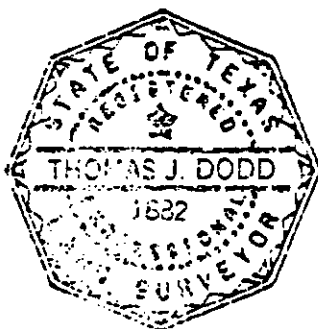
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Austin, Texas 78748

(512) 282-0170



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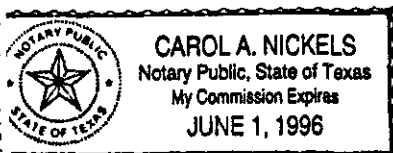
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Ad ID#: CNM601900Acct #: 4992499**Austin American-Statesman**Acct. Name: City Clerk's Office**AFFIDAVIT OF PUBLICATION****THE STATE OF TEXAS  
COUNTY OF TRAVIS**

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Nancy ChristoffersonClassified Advertising Agent of the *Austin American-Statesman*, a daily newspaper published in said County and State that is generally circulated in Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:Date(s): December 24<sup>th</sup>, 1993Class: 9980 Lines: 44 Cost: 86.24

and that the attached is a true copy of said advertisement.

Nancy ChristoffersonRN AND SUBSCRIBED TO BEFORE ME, this the 24<sup>th</sup> day of Dec, 1993.Carol A. Nickels  
Notary Public in and for  
TRAVIS COUNTY, TEXASCarol A. Nickels  
or Print Name of Notary)My Commission Expires: 6/1/96